



MINUTES
BOARD OF SUPERVISORS, COUNTY OF MONO
STATE OF CALIFORNIA

Regular Meetings: The First, Second,
And Third Tuesday of each month

County Courthouse
Bridgeport, California 93517

REGULAR MEETING

May 8, 2007

9:00 a.m. Call meeting to Order by Chairman Hazard

Pledge of Allegiance led by Marshall Rudolph

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

No one spoke.

BOARD MEMBER REPORTS

Hunt- Wed/Thurs in Susanville. We're gathering together planning guidelines. Satellite office in Bishop should be up and running. There are applicants now and testing. Completed their logo. This is great PR. They went to 240 high schools and offered kids the chance to participate. The winner got a cash prize. The kids got excited and spread the word. We picked a winner- a creative kid from a high school in Sacramento. September's meeting is aiming toward doing a global warming seminar. Attended June Lake Interwest presentation. That project is due for submission in the next 2-3 weeks. Great Basin Unified Air Pollution Control meeting yesterday. Approved a filed contract with the management and non-management employee groups with a 2% COLA, etc. Brother-in-law visited over the weekend.

Farnetti- Interwest meeting- good meeting with excellent questions from the people who attended. I've never seen so much support for one project in that room. I commend Vikki for her hard work. LAFCO meeting- adopted the preliminary budget for 2007/2008. \$20,000 for consulting. We have to have this completed by January/2008. Meeting in June to approve final budget. Scott Burns addressed the Board.

Reid- I was out of town last week at the Laughlin golf tournament. Had a meeting with Charlie Broten and possible transitions. We have a follow-up meeting with him this Thursday. Tom Hallenbeck from CalTrans called. They are going to a sole-source provider. Leaving for Sacramento for the 3rd session of training for new supervisors.

Bauer- Tuesday night went very well. Dave and I put a lot of work, time, and effort into this project. Everyone knew a lot of stuff already. Details will be worked out. Everyone wants to move forward into these discussions. Housing Agenda: Scott- workforce housing for the next meeting. Mono County Child Care Council- getting up to speed. I may want to help provide some leadership. Wilbrecht: We're meeting at 4:00 this Thursday at my office.

Hazard- Toy hauler set up in Gardnerville. We had appointments and dropped the trailer up there as a second base. Benton office hours: land issue/concerns about the progress on the flood channel. Threw out the first ball for the season in Bridgeport. Great Basin meeting. 1 of 2 votes for the employees. I was more willing to give a salary increase. Tri-Valley EMS workshop meeting- final draft review and commented on this document/report. Concern raised about staffing level in the Benton/Chalfant area and response time. We hope to update the Board in June. I received one call on the Crowley parking ordinances. I will continue to have discussions with Stacey.

- 1) **CAO Report re Board Assignments (David Wilbrecht)**
ACTION: Receive brief oral report by County Administrative Officer (CAO) regarding his activities.

David Wilbrecht addressed the Board. 4:00 adjourned meeting at the Town/County conference room. Attended June Lake meeting- Interwest presentation. Worked with our defense attorneys. We have more and more bilingual needs. Agenda Review Committee continues to meet. Finalizing agenda software contract. Working with Supervisor Hunt- we get late information. June 30th is the last day of this contract. There is a lot of miscommunication. It's been a frustrating process. Hiatt is in support of terminating the contract. We didn't get the information until Friday of last week. We're working with the Town to talk about projects. Resolution they would like the Board to review. Participation in the South Gateway project- long term relationship. Working with the Sheriff's Office regarding staffing. They've made some great progress.

Next weeks agenda- asked County Counsel to review information. We're asking the Board for feedback in the afternoon. There are some uncertainties. It's important to make sure those people are invited to speak specifically. We're assuming the Board will have questions. Simon: There were a lot of representations made. I have some calls out but it's best that they're here. Rudolph: Our office is not expected to check factual representations but to focus on legal issues which don't appear that prevalent. Hazard: What is the interpretation and how does it apply to the county? Wilbrecht: The format is that the proponent will come forward, make a presentation, the Board can ask questions or other presentations? What are you expecting? We're expecting a large crowd.

Hazard: We need to establish a timing system (i.e. 2 minutes). We need to explain the ground-rules. Reid: Questions on cards- I like to hear people's voice. I don't care for cards. You might want the backup of Memorial Hall. Hazard: Should we receive emails? I don't have a feel for how many folks will appear. Paramedics are providing blood pressure checks each week.

- 2) **APPROVAL OF MINUTES:**
Regular Meeting of May 1, 2007 Adjourned in honor of "Craig" Olsen
M07-110 (Hunt/Bauer 4-0; Abstain Reid)

DEPARTMENT REPORTS/EMERGING ISSUES

Ed Zylman addressed the Board. Lack of foster homes discussed. We need some professional help. We're starting with businesses to take the time to get licensed. I passed out bags with goodies in them from a grant we received last year. We received one call from a couple in the Chalfant area. In Mono County we have 6 in placement outside of the county for abuse and neglect. Reid: It's a good program to keep these kids in the home environment.

Rick Scholl addressed the Board. Code Red, Reverse 911 system, will happen within the next week. We'll put out a press release prior to the actual test. We're looking at a temporary change in office hours to 10-hour shifts to provide more coverage to the county. Everyone in the database will get a call. Bauer: Poster campaign discussed.

Evan Nikirk addressed the Board. Copies from a workshop that I attended on Friday passed to the Board. Flow control for solid waste discussed. We have to be careful about flow control. Another test case was brought forward that cleared up the issue. Three topics for general knowledge addressed. Waste management is a public function.

Brian Muir addressed the Board. Last year's financial statement and management report discussed. If you would like copies in pdf format, they can be provided. We put out the budget package for next year. We're looking at reducing a number of funds. We get in excess of \$200,000 in TOT. We're down about \$70,000.

REGULAR AGENDA

3) CORRESPONDENCE RECEIVED

Farnetti: Kevin Peterson- operates Hot Creek Ranch. I would like to see his reappointment. Put on 5/15 agenda. Reid: Nancy Boman's resignation received. We should do something special for them both. Clerk to prepare a Certificate of Appreciation to present to the two individuals at the next Board meeting- presented by the Employee Recognition Committee and progress report. 5/10/2007: Phone call with Dan Lyster- He will prompt the Board of Supervisor's Office to set the presentations in July/2007.

MENTAL HEALTH

4a) Mental Health Medi-Cal Services for Children in Out-of-County Placements (**Ann Gimpel**)

M07-111 ACTION: Approve the contract with ValueOptions Incorporated, and authorize the Mono County Mental Health Director to sign said contract.
(Hunt/Farnetti 5-0)

4b) Multi-year Contract between the County of Mono and the State Department of Alcohol and Drug Programs (**Ann Gimpel**)

M07-112 ACTION: (1) Approve County of Mono entry into a **contract** with the State Department of Alcohol and Drug Programs for a multi-year contract spanning fiscal years 07-08 through 09-10 and authorize the designated County Alcohol and Drug Program Administrator, Ann Gimpel, Ph.D., to sign said contract on behalf of the County of Mono. (2) Authorize the designated Mono County Alcohol and Drug Administrator, Ann Gimpel, Ph.D., to sign amendments to this three-year contract as funding shifts occur.
(Bauer/Reid 5-0)

SHERIFF / COUNTY COUNSEL

5) Establishment of Parking Penalties (**Rick Scholl / Stacey Simon**)

R07-23 ACTION: Adopt **Resolution (R07-23)** establishing a penalty in the amount of \$37.00 for violation of California Vehicle Code sections 22500a (parking in an intersection), 22500e (blocking a driveway), 22500h (double parking), 22502a (parking more than 18" from right curb or wrong way), 22514 (parking at a fire hydrant); establishing a penalty in the amount of \$285.00 for violation of California Vehicle Code section 22507.8 (parking in or blocking a parking space designated for disabled person); and establishing a late payment penalty of \$15.00.
(Reid/Farnetti 5-0)

ECONOMIC DEVELOPMENT & SPECIAL PROJECTS

- 6) Amend Section 2.85.010 of the Mono County Code (**Dan Lyster**)
M07-113 **ACTION:** Introduce, read title, and waive further reading of **Ordinance** amending Section 2.85.010 of the Mono County Code, pertaining to the Mono County Tourism/Film Commission. Direct the Clerk to schedule for adoption at the next regular Board meeting.
(Farnetti/Hunt 5-0)

BOARD OF SUPERVISORS

- 7) County Service Area Water Workshop (**Evan Nikirk, Scott Burns**)
ACTION: Conduct workshop and provide direction to staff regarding use of County Service Area (CSA) Zones of Benefit as a potential domestic water provider for new development.

Tape One;
1980-
Tape One;
3531

Evan Nikirk addressed the Board. I suggest we move on to the next two items. Scott Burns addressed the Board.

- Growing water needs
- Current county policy
- LAFCO Policy
- Water Provider Structure

Bauer: We need to hear from Evan. Nikirk: June Lake is very well served by PUD. Some of the mutual water companies are based on the home owners within the community. How is the community best served? Dennis and Richard would be able to speak to some of the flaws. Bauer/Nikirk: Zone of benefit discussed. Reid: CSA's- present or newly formed? Nikirk: We recommend the countywide service area and create a zone of benefit to generate revenue to offset the expenses. Reid: CSA 5 in Bridgeport- would you see using the county umbrella? Nikirk: There might be potential to expand its scope. Reid: PUD covers the valley. New developments fall within that category? Nikirk: To get the developer to tie into the existing PUD. Reid: Have any of the current CSA's been allowed to give input on this? Nikirk: No, it's at staff level at this point. Reid: Its worthy of going farther and I would like to see it as community specific. Bauer: They are so specific, they get down to which pieces of property are included. Nikirk: June Lake is a good example.

Rudolph: Conceptually, zones of benefit are really the functional equivalent of a CSA. It's a flexible type of tool. We can define it any way you want. Typically, to be only the parcels in a particular subdivision to create the funding stream for some sort of county service (snow removal, water). Prop 218 is satisfied, that establishes your funding stream. On top of that, you can levy some sort of service charge for providing a commodity. You could just use the countywide CSA zones or you could go through a process to add that purpose to those other CSA's. CSA #5 is limited to television services) unless you go through a process to add other purposes. Hazard: We're just directing staff to look at the options. Farnetti: We would have to involve LAFCO. Hazard: In my district, I've got every combination of water (surface, wells, and phased in development). This is not going well. We have to start looking at a structured and formalized process. How do we give credit to homeowners who invested in wells? How do we bring them into this infrastructure?

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Tri-Valley- Chalfant is compact and contained where a water system would make sense. Hammil and Benton- there is no logical way to cover that amount of territory. We will have to work with each community.

Brian Muir: As this is considered as a policy matter, if you have a CSA for the county it becomes a liability of the county and in our financial statements. It's problematic. You can look at other large communities. I suggest these services are better provided by a local utility district. Bauer: We have to find some balance. The communities need help and administrative assistance. I would like to see our Board authorize a certain amount of staff time to educate these people in the process. It's a fine line. We need to start building into the engineers report but at the same time offer assistance. Nikirk: We have to capture every anticipated cost. We want to avoid those big purchases down the road. Reid: I hope staff will include Brian to be a player in this.

Tony Dublino/Nikirk: Health Dept. monitors this. Are other counties involved in this fashion? Nikirk: I know a lot of cities do. Lampson: Ongoing regulatory program. Richard: They will define which lots are served with water. They have a board and can lay claim to the water. It's not uncommon for counties to establish water agencies.

PUBLIC WORKS / COUNTY COUNSEL

8a) Ordinance Requiring Preparation and Recordation of Supplemental Map Sheets in Connection with Parcel Maps and Final Maps (**Evan Nikirk, Allen Berrey**)

M07-114 **ACTION:** (1) Receive staff report. (2) After considering the matter, waive further reading of an ordinance entitled, "An **Ordinance** of the Mono County Board of Supervisors Adding Section 17.20.015 to the Mono County Code to Require the Preparation and Recordation of an Additional Map Sheet to Supplement the Information on a Parcel Map or Final Map". (3) Schedule the ordinance for enactment at the next Board meeting, on May 15, 2007. (4) Provide such other direction to staff as the Board desire.
(Hunt/Bauer 5-0)

8b) Solid Waste Parcel Fee Program, FY 07-08 (**Evan Nikirk**)

R07-24 **ACTION:** 1) Adopt **Resolution (R07-24)** of the Mono County Board of Supervisors Extending and Re-Establishing the Mono County Solid Waste Fee Program for Fiscal Year 2007-2008; 2) Adopt **Resolution (R07-25)** of the Mono County Board of Supervisors Authorizing the Implementation of a Solid Waste Fee Agreement with the Town of Mammoth Lakes for Fiscal Year 2007-2008.
R07-25
(Farnetti/Bauer 5-0)

Recess taken @ 9:55 a.m. thru 10:06 a.m.

COUNTY ADMINISTRATIVE OFFICE

- 9a)** An Ordinance of the Board of Supervisors of the County of Mono Authorizing an Amendment of the Contract Between the Board of Supervisors and the Board of Administration of the California Public Employees' Retirement System. **(Robert Garret)**

M07-115

ACTION: Introduce, Read Title, and Waive Further Reading of an **Ordinance** of the Board of Supervisors of the County of Mono Authorizing an Amendment of the Contract Between the Board of Supervisors and the Board of Administration of the California Public Employees' Retirement System. Direct the Clerk to schedule the Ordinance for adoption at the May 15, 2007 meeting.

(Farnetti/Hunt 5-0)

- 9b)** Resolution Approving Employment Contract with Lynda Roberts **(Robert Garret)**

R07-26

ACTION: Adopt **Resolution (R07-26)** approving an employment agreement with Lynda Roberts and prescribing the compensation appointment, and conditions of said employment.

(Bauer/Farnetti 5-0)

Recess taken @ 10:46 a.m. thru 10:57 a.m.

MONO COUNTY CHILD CARE COUNCIL

- 10)** Receive oral and written report attached regarding the Mono County Child Care Council Membership, Needs Assessment and Strategic Plan (Local Priorities) and potentially approve the same. **(Suzanne Felkel)**

M07-116

ACTION: (1) Approve the Needs Assessment and Strategic Plan for 2007. (2) Approve and authorize Council memberships for Stacey Adler and Tracie Neal, expiring April 30, 2009.

(Bauer/Hunt 5-0)

Adjourned @ 12:07 p.m.

Mono County Board of Supervisor's next Regular Session will be on **May 15, 2007**, at the hour of 9:00 a.m. in the Board Chambers, County Courthouse, Bridgeport, California.

***Housing Authority Meeting at approximately
1:00 p.m.***

4:00 p.m.

Reconvene Meeting in Mammoth Lakes at the town/county conference room

4:09 p.m. **Call meeting to Order, Chairman Hazard**

Attendees:

Mammoth Housing: Kirk Stapp, Mark Carney, Rob Clark, and Mark Maldonado

Board: Tom Farnetti, Hap Hazard, Byng Hunt, Bill Reid, and Vikki Bauer

County: Larry Johnston, Scott Burns, Christy Robles, Lynda Roberts, Greg Newbry, Marshall Rudolph, David Wilbrecht

Pledge of Allegiance

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

No one spoke.

BOARD OF SUPERVISORS

- 11) Board of Supervisors and Mammoth Lakes Housing, Inc. Board Workshop
DISCUSSION: No action recommended. This is a Board of Supervisors and Mammoth Lakes Housing, Inc. Board Workshop.

Mark Maldonado addressed the public. This group is non-profit and established in 2003. We also are involved with housing mitigation, proposals, make recommendations, housing advocates, manage wait list for rentals and purchase, and administer the county's home buying program. We have about \$6 million dollars in housing assistance funds. We also do development projects (Aspen Village apartments). We create town-homes (Meridian Court) completed a year and 1/2 ago. Brief description of current and pending projects. We use local low income housing tax credits and utilize CDBG funds as well.

Scott Burns addressed the public. We're somewhat new – about a year. Through a CDBG grant we established a Housing Authority that is government based. County Counsel walked us through the process. We have a five member board with existing county staff. We established this with a strong focus on regional partnerships. Through the study, Mammoth Housing Inc. had the non-profit side covered. Housing Mitigation Ordinance- we went out to the communities (variety of housing values and needs in our 13 communities). We are looking at streamlining our housing ordinance. We have a couple of old housing units (from CalTrans a few years ago). We have the homebuyer assistance program and working on our subdivision ordinance. Programs- CDBG for June Lake to look at commercial absorption. Land tenure process with BLM and the Forest Service. We're looking at a pilot project in Chalfant. We have a similar exchange in Pine Glades. Our Housing Authority has the intention on creating a strategic plan. We have a controversial project (Crowley Estates) to preserve affordable units. We're trying to find money to do so. We are getting some feedback.

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One thing we would like to highlight the severity of the housing problem in Mono County. Larry Johnston provided some statistics for the public (overhead projector). The housing values have doubled. In the northern part of the county, we have an issue with affordability. Bridgeport- 2006 was at \$110,000 and more recently it's gone up to \$273,000. What is the percentage of norm? 19% factor. Mono Lake and Mono City/Lee Vining areas- it went from \$117,000 to \$329,000. June Lake- \$550,000. Paradise- \$600,000+ Hilton Creek/Crowley- \$700,000. We established our ordinance based on these variances throughout the county. Mitigation plan varies from 100% onto a sliding scale. We would establish the requirement as 100% in the vicinity of Mammoth and north county is 19% right now. Bauer: Every year they recalculate. The percentage goes up with the Assessor's data. We intend on doing a six month review. The sales prices are holding but the volume dropped off. Carney: Percentage of employees? Johnston: It's a percentage of... if you had a 100 unit subdivision in Crowley, you would be required to have 10 affordable units. It's an inclusionary housing mitigation that varies.

We developed a housing calculator with different thresholds. Stapp: How does this relate to commercial? Johnston: We have that built in too. 3 or greater units is our threshold for parcel maps. 7 units- the fee goes up to \$217. Bauer: You can plug in the square footage. Stapp: Scenario given to Johnston to use in the calculator. Carney: The developer is required to provide housing for 58% of their employees. Johnston: Storage scenario given to the public using the square footage. That step is already incorporated in this calculator. Carney: Our 58% is your 25%. Johnston: We have numerous factors that are incorporated. Carney: You have some idea of what Interwest is proposing. How do we capture that? Johnston: They have different categories. We plugged all those factors in there. In our ordinance we allow equivalent housing mitigation.

The Board has to make a finding of equivalency. You can also propose alternatives. Carney: You can't impose? Bauer: Yes, we can impose this. Johnston: It's what we require. We have a large home fee. Our average house size is 2200 square feet. Carney: 19 x \$230,000? Johnston: We may not want to accept that as an alternative. The ordinance prefers housing over cash. Bauer: Location factor- Mono City is 80% of the norm.

Maldonado: \$400,000 with 80% of AMI. It's not just \$237,000. Stapp: 58% of the employees would need assistance. Stapp: 100% is from 80-200%. We do workforce housing, not just affordable housing. You need to give yourself as much flexibility as possible. How do you get people if you're restricted by grants and how you work with the money. You try to open that up to work with different revenue streams. Bauer: We have three units. Johnston: Deed restriction scenario given to the public (having to build a secondary unit within the subdivision). Stapp: Is the lot itself deed restricted? Johnston: You must have a perpetual secondary unit. They don't have to rent it even. Stapp: How does a person qualify? Johnston: 15 lots- developer is able to sell those at 80%, 100%, and 200%. If you have a 150-30 of those have to have a secondary unit built on it. People like that. Whistler is an example. You don't have to rent that out. If we built it, they will come. So far, it's an option.

Bauer: We have proposals on the table. We're going to acquire a lot on Lupin St. as partial mitigation for 28,000 square foot project. Hazard: It doesn't do it in a high density environment. Hunt: The protocols have not been worked out yet. How long do they have to be in the county before they qualify? Johnston: We can email the calculator to you too. Hazard: We have similar issues. We don't have many subdivisions. A large subdivision is 40 units. Interwest is the biggest. Hazard: We've got 53 1-acre lots in the south end of the county right now. White Mountain is 39, Wofford is 17-18. Someone brought in a project of 70. Johnston: 39 lots in Chalfant scenario given: You would have 1 house built deed restricted, 120% area median, 1200 square foot minimum, and a secondary unit with a fractional unit fee of \$89,000. We would devalue the unit and come up with a couple secondary units to offset this. Hazard: Because it was a specific plan, we drew up how many lots that would be capable to have a secondary unit so he could choose their location. Stapp: The next big hurdle is the waiting list. Johnston: The developer is going to sell it. We monitor that he does it correctly. He can sell the affordable unit for something (not a total loss). Maldonado: The developer chooses who it sells to? There are restrictions for the well. Individual septic tank restrictions, etc.

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Hazard: We had a project in June Lake that generated \$60,000 in fees which refurbished the units in the Benton/Chalfant area. Carney: What kind of land resources do you have? Hazard: We don't have a whole lot of land. We're looking at existing lots owned by government agencies which were part of the employer assistance program in the 70's. There were about 6 mobile home sites in the back of the property, a bunk house, and two concrete/brick residences. There was a significant housing presence. The employer got away from providing housing. That ground was plowed however the sewer, water, and power are still in place. We need to identify the spots that are there. That could put 60 homes on the ground in very short order with the price of the homes. The environmental work has already been addressed. We get employees back to where they need to be. Our program looks much different than what you have. We need to explore making those agreements happen.

Maldonado: Do you see your organization developing housing? Hazard: We've taken a broad perspective. We have an opportunity to move into negotiations. Bauer: I don't think we're going to be aggressively building. Maldonado: If the intent is to get multi-family units, it's difficult to do on the private side. This is sort-of the in-between. Bauer: Subdivision issue- they can't get approval for their subdivision unless they build some of these units. They need something from us. Stapp: We have a housing obligation to meet based on the number of employees that are generated. We'll take cash, land, which has to be acceptable to the Town. We make recommendations to the Town. The developer needs to talk to us first to get support. Carney: We'll only approve a plan if it provides a greater community benefit.

Stapp: We're using leverage. Hazard: Crowley Lake Estates Project- that is one type of project. Then we have Meise to subdivide and put homes on the market. Those are two different types of projects. We have the ability to come up with a different program with the employer and management team. I do have a concern that we move into proper management and create rent collection and get over our heads. Hunt: We're two different entities. There are also different funding sources. Maldonado: You can create a community housing HUD funding source. Creating an organization is not easy. We're already managing for the homebuyer program. If you want that deeper level, you will want to work with us to get that deal. You need to develop an intake infrastructure.

Scott Burns- The vouchers are managed through IMACA. 8 are being used- 18 authorized. Bauer: Waiting list model- is there any money in there to start this process? Maldonado: There are administrative funds. The question is there enough? Bauer: Is there an overview of the money and how it would best be utilized? Maldonado: \$800,000- administrative percentages are 6.5% and admin and activity delivery is actually implementation. Burns: We looked into using those funds to assist with Crowley Estates or strategic planning. It looks like an option. Stapp: Introduced Jennifer and Pam. They work with grants and down-payment assistance to purchase homes. Pam develops her attention on new projects, processing complex tasks.

Clark: How do we want to leverage each other? If we enter into a working relationship (waiting list), we can give you a copy of the AGREEMENT between the Town of Mammoth Lakes and Mammoth Lakes Housing, Inc. (A-782.A 600-20). Stapp: It was difficult to get started. I compliment your staff for what they've done. Hunt: We're trying to decide where to go from here. Increase our staff? Consultant? Partnership? Bauer: Tom is advocating a partnership to get our feet wet. You forged ahead. Maldonado: There's a broad range of consultants. Do you need help on a specific project? Hazard: We're asking planners to take on other roles to come up with what we have so far. We want them to stay as planners. Hunt: We have three rental properties.

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Hunt: To know that we can rely on Mammoth Housing as a resource is great. It's not just Mammoth anymore. It's the perimeters and the outlying areas that need housing. Stapp: When we started out, we were instructed not to go outside of Mammoth. Now we are beginning to reach out and network. The door is open. We don't have anything now to propose. This is a relationship with the Town. Is it time to come out of our little box on a discussion level? Farnetti: Mammoth Lakes Housing is a perfect vehicle. Our staffs can work together. Stapp: Ask your staff – what do they need? What resources do we have? How can we fulfill that need? Bauer: It's hard enough to handle your own projects. Stapp: First step is identification. We are to reach out to the community. If you want us to take info out to the county, we need help. What are the ramifications? Pam: That's already being done. The loan programs are complicated. We are careful in how we get the information out there. Bauer: Do you have the resources to carry on? Pam: We manage. Bauer: Does it pay for itself? Maldonado: If we don't do that, the program won't succeed. We don't have a lot of options. Farnetti: Is there any effort to educate the real estate community? Pam: They are a main target with lenders. Hazard: We would have to bring your folks under our umbrella. Stapp: We understand the territory. Hunt: This is why we have districts. Hazard: We don't want to set ourselves up to fail.

Hunt: Mammoth Housing Inc are very qualified people. We're going to come to a point that we will need more staff.

ADJOURNMENT @ 5:26 p.m.

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